

NEWARK HOUSING AUTHORITY  
202 ORANGE STREET  
NEWARK, NEW JERSEY

PUBLIC HEARING ON NJR-32

URBAN RENEWAL PROJECT

Wednesday, November 2, 1966

Portion concerning the statements of  
STANLEY B. WINTERS, representing Area Board 3  
in opposition to NHA plans and relocation capacity for  
residents in R-32 area, and of LOUIS DANZIG,  
executive director of NHA in rebuttal.

**KABOT, BATTAGLIA & HAMMER**

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24 COMMERCE STREET

NEWARK, N. J.

MA. 2-6544-S-6



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NEWARK, NEW JERSEY  
Wednesday, November 2, 1966

PUBLIC HEARING ON NJR-32:

URBAN RENEWAL PROJECT :

BEFORE: BOARD OF COMMISSIONERS OF THE HOUSING  
AUTHORITY OF THE CITY OF NEWARK, NEW JERSEY

REV. THOMAS J. FINNEGAN, CHAIRMAN  
MR. WILLIAM F. PURCELL, SR., MEMBER  
MR. IRVING ROSENBERG, MEMBER  
MR. RAYMOND P. STABILE, TREASURER  
DR. JACK G. SIEGEL, MEMBER

A p p e a r a n c e :

AUGUSTINE J. KELLY, ESQ.  
Counsel for the Housing Authority  
of the City of Newark, New Jersey

SPEAKERS ON BEHALF OF THE HOUSING AUTHORITY OF THE CITY OF  
NEWARK, NEW JERSEY:

1. MR. SAMUEL WARRENCE, Director of Relocation,  
Newark Housing Authority.
2. MR. LOUIS DANZIG, Secretary and Executive  
Director, Newark Housing Authority.
3. MR. ALFRED J. WALKER, Director Urban  
Renewal, Newark Housing Authority.

CITIZENS OF THE CITY OF NEWARK, NEW JERSEY WHO SPOKE:

1. Mr. Stanley B. Winters
2. Miss Geneva Jones
3. Mr. Max Hicks
4. Mrs. Ann Sidwa
5. Mr. Jerome Levy
6. Rev. J. Wendell Mapson



- 1 7. Mr. Al Govrin
- 2 8. Mrs. Dorothy Harris
- 3 9. Miss Molly Dawkins
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1 recognized by the Chairman, and then when you  
2 speak will you please give your name and address,  
3 and, if you represent an agency or an association,  
4 the name and address of the association or agency.

5 So that the meeting is now open to you for  
6 your questions and answers.

7 FATHER FINNEGAN: Yes, sir.

8 MR. WINTERS: I have a statement to make which  
9 includes several questions.

10 FATHER FINNEGAN: May we have your name, please.

11 MR. WINTERS: My name is Stanley B. Winters.  
12 I live at 26 Shanley Avenue in the City of Newark.  
13 I am Chairman of the Redevelopment Committee of  
14 Area Board 3 of the United Community Corporation.

15 At the meeting of the Area Board last week  
16 my committee was authorized to gather information  
17 on this project and to present a statement. I  
18 was also a litigant in the blight suit which reach-  
19 ed, almost reached to the Supreme Court, and, in  
20 deference to Mr. Danzig, I, however, would still  
21 like to mention that the Supreme Court did not up-  
22 hold the finding of blight. It refused to review  
23 the case. Therefore, it rendered no decision.

24 I should like to acknowledge the assistance  
25 of Mr. Danzig and his staff, their courtesy in

1 making available to my committee the plans in  
2 advance of this hearing, and for helping me and the  
3 member who was present, in answering many questions.  
4 If I criticize the plan, I do not in any way ques-  
5 tion the intent or integrity of anybody connected  
6 with it or with your operation.

7 First, in behalf of the Area Board, I should  
8 like to object to the manner of your scheduling  
9 hearings. You have bunched at least three of them  
10 together today, maybe four. Now, this makes it  
11 difficult for the community to separate the hear-  
12 ings in space, to identify one from another. It  
13 makes it extremely difficult for working people,  
14 who may want to attend more than one hearing, to  
15 attend them, and I would respectfully suggest that  
16 in the future you schedule the hearings at greater  
17 intervals.

18 The small business people in that area, for  
19 example, I don't know, there may be some in the  
20 audience, but some I spoke to found it impossible  
21 to leave their business. Perhaps an evening meet-  
22 ing might be more convenient for them, and get  
23 more participation.

24 Now, on page 3 of the plan, Item 2A, sub-item  
25 A and B, the objectives of the plan are, clearly

1 and simply stated, are economic. They are not  
2 social; they are not housing; they are not public  
3 facilities. Any such facilities that are  
4 programmed for this plan are peripheral to the plan,  
5 they are not central to it. And, in my opinion,  
6 they have been included to meet the minimal re-  
7 quirement of the Federal Government that the plan  
8 not be a total displacement of people and that it  
9 do something for the people in the community other  
10 than the industrial development.

11 On page 5 there are listed the dwelling unit  
12 densities, the maximum densities prescribed. Now,  
13 according to this, a high-density development on  
14 Belmont Avenue would not exceed 100 dwelling units  
15 per acre, and medium-density development on, be-  
16 tween Waverly and Avon Avenues would not exceed  
17 79 dwelling units an acre.

18 Now, in turning to Map No. 2, we note that  
19 these 3 residential sections total altogether, well  
20 the one to the west 9.8 acres, and the one on  
21 Belmont Avenue 2.4 acres, for a total of 12.2  
22 acres to be devoted to housing.

23 Now, applying the density maximum, should  
24 these acres be developed to their maximum capacity,  
25 you propose a plan to develop a total maximum



1 number of 1014 dwelling units, and possibly even  
2 less if the maximums are not reached.

3 Now, the Director of Relocation has indicated  
4 there are 1627 families living in R-32 at present.  
5 Subtracting about 330 who live in Fuld Court who  
6 could not be moved, that would leave 1300 families  
7 to be displaced, and you are creating 1014 dwelling  
8 units. In other words, there will be an actual  
9 net loss to the City in this project area of 300  
10 dwelling units.

11 Now, these dwelling units may be substandard,  
12 but very likely they are lower in rental than the  
13 new dwelling units that are contemplated, because  
14 generally people relocated pay from 5 to 10 per cent  
15 more in the City of Newark for their new housing.  
16 It may be better housing, it probably is all that,  
17 but I am merely stating a fact, and I am sure that  
18 very few of the families presently on the site will  
19 be able at existing salaries to afford to move into  
20 these dwelling units. They will therefore have to  
21 be resettled in this area, go into public housing,  
22 or into other projects which Mr. Warrence mentions.

23 Now, when Mr. Warrence mentioned that in the  
24 next 3 years he expects 2750 units of moderate  
25 income housing to be built, and that this would

1 service the people in this area, he did not  
2 stipulate how many dwelling units were on the site  
3 which this housing would occupy and whether this  
4 2750 also represents a related decrease in the  
5 number of dwelling units or whether it represents  
6 an increase, in other words, Urban Renewal does  
7 not intend to increase the units of housing in the  
8 city, nor is it at the rent structure of the people  
9 who were indicated by Urban Renewal, and I question  
10 that and ask for enlightenment.

11 Now, it seems to me that the new project you  
12 are planning on Belmont Avenue, and, going on,  
13 are not going to be, obviously, low-income, they  
14 are going to be middle-and upper-income, I say,  
15 because on your parking requirement you require one  
16 parking space for each family in the moderate-density  
17 units and two parking spaces for every three families  
18 in the high-density.

19 Obviously then, the families who live there  
20 will be able to afford cars as well as to pay the  
21 rentals, otherwise you would not plan or suggest  
22 a parking area, as, for example, in public housing  
23 you do not have anything like that ratio, I be-  
24 lieve. Therefore, these projects, if they are ever  
25 built, will be of a rental structure most likely

1 beyond the income of the people there, and many  
2 of the people of the City of Newark, which is, by  
3 and large, moderate-and low-income, except for  
4 certain fringe incomes and specific projects.

5 Now, I also question whether you will get  
6 developers for those housing units. Are you pro-  
7 ceeding on the assumption that you will know if  
8 there are developers who are prepared to develop?  
9 I would like to know that. If you are going to  
10 program this without having developers, then you  
11 are going ahead on speculation, and I should not  
12 like to see existing dwelling units and the land  
13 lying idle for several years while you run around  
14 to find someone to build these housing units. I  
15 can see a number of objections why developers'  
16 would not want to build on those sites, and per-  
17 haps someone else can find others.

18 So it is probable that this area as designated  
19 for housing may lie idle for 3 or 4 years, and  
20 then the Housing Authority will come back to the  
21 people and say, well, the land has been idle, we  
22 can't get a developer, why don't we convert it to  
23 industrial and at least get it productive, and we  
24 may end up with this project which will be much  
25 more industrial than any we have for express

1 business zoning than of the zoning for existing  
2 residential areas.

3 I should also like to know whether you will  
4 open these housing sites when a developer has been  
5 selected. If not, whether there will be open bid-  
6 ding for land, and whether community-based redevel-  
7 opment corporations, which wasn't mentioned by Mr.  
8 Warrence, would also be able to bid for this land,  
9 including non-profit and low-profit groups.

10 In essence then, on the question of the new  
11 housing plan, I feel that what you have here is  
12 inadequate building for community needs in quantity,  
13 and very likely the income level, and I question  
14 whether it's included for any/<sup>other</sup>reason than to meet  
15 the minimal Federal requirement that it be made,  
16 it not be a total displacement project.

17 Now, on page 10, Item D1 and 3, the plan  
18 states quite clearly that no rehabilitation or  
19 conservation is contemplated in the area. Now,  
20 this statement in and of itself is difficult to  
21 quarrel with. In the years since the extinction  
22 of blight the City has done little, if anything,  
23 to enforce the code in that area and to maintain  
24 this service in that area. The slum lords there  
25 allowed their properties to run down, and even the

1 owner-occupants, perhaps 10 per cent, 12 per cent  
2 of the people there, have been discouraged and  
3 have given up the effort. So today one very  
4 seriously doubts that, and that your judgment is  
5 questionable here as one might have questioned  
6 some of your facts.

7 What I do question, however, is the continuing  
8 preponderance of the demolition activity of the  
9 Urban Renewal Program and the very duplication of  
10 effort devoted to relocation. I question somewhat  
11 even the improvement that has been mentioned here  
12 as a site of relocation facilities. The demolition,  
13 which was at first 10 per cent, then went up to  
14 20, it is now proposed to raise to 30 per cent.  
15 Certainly, it seems to me there must be some  
16 occasion or operation which would make it possible  
17 for the Urban Renewal Project to include more  
18 property for rehabilitation and conservation than  
19 is presently going on.

20 Now, on page 11 you mention the conditions  
21 under which the land will be sold to developers.  
22 You rule out speculation, you rule out discrimi-  
23 nation in the lease, in the sublease, and so on,  
24 of the housing land.

25 Now, I have raised several questions here.

1           What agency or individual in the Housing Authority  
2           is responsible for enforcing these provisions  
3           against speculation and against discrimination?  
4           Is there a specific subagency or individual? What  
5           assurance is there in addition that R-32 will not  
6           follow the example of South Broad Street, Washing-  
7           ton Street, Newark, the Star Ledger building, and  
8           even R-3 and Broad Street near the Colonnade,  
9           where vacant land has existed for three, four, or  
10          five years in some cases, some cases a little  
11          better. What assurance do the people of R-32 who  
12          will be displaced have that their temporary houses  
13          will indeed be the site of new developments and  
14          not of vacant lots?

15                 Secondly, you mention on page 9, Item C, that  
16          Urban Renewal planning is designed to last 30  
17          years. Who will enforce these provisions 20 years  
18          from now, it is not stipulated in the planning, or  
19          25 years from now? Again, if there is a specific  
20          agency or person contemplated I think it should  
21          be spelled out. If there is such an agency to  
22          prevent speculation now, should it perhaps already  
23          be functioning in the case of the vacant land that  
24          now stands which was cleared on speculation and  
25          has not been developed?

1           Who is the person responsible for enforcing  
2           the provisions against speculation? Because al-  
3           ready you have this aspect, speculation, the  
4           demolition of land before you have the assurance  
5           that something is going to be put up. Now, if  
6           there are contracts ready to be signed with  
7           developers in this area, I think the public is en-  
8           titled to know that. If there are no such people,  
9           if they are merely inferred like you had with the  
10          meadow lands, the tenants which have backed out,  
11          then I think the public should know that too. Be-  
12          cause we are paying the expenses for these, and  
13          every structure that is leveled adds to the burden  
14          of the other tax-paying properties in the city,  
15          and it is going to become manifestly more and more  
16          difficult for home owners to find the money to keep  
17          up their properties if more money is going to go  
18          into taxes, and not only for what land is going to  
19          waste but because of the increase in public  
20          salaries which is contemplated for this reason.

21               Now, on page 11, Item 4, the Urban Renewal  
22          Plan prohibits discrimination in the, namely, these  
23          that I have mentioned that there are now. How  
24          about in the construction of the buildings? Can't  
25          the F.H.A. include in those provisions that a

1 developer guarantee to the best of their ability  
2 that the work crews not be discriminated against  
3 and there be full and fair employment practices  
4 throughout the city? Can't the Urban Renewal Plan  
5 give the community the assurance that at least  
6 some if not all of the crews working on construction  
7 can be drawn from the people of the community?

8 Now I should like to turn to the question of  
9 relocation. Of the 1627 families on the site, 103  
10 are families of eight or more people, almost a  
11 thousand people. What kind of apartments are there  
12 for these people existing in the public housing  
13 that has eight or more people in the family, or in  
14 the private housing market that Mr. Warrence cited  
15 who want eight or more people living in their .  
16 house? You know the problem families that size  
17 have finding such apartments. There are one hundred  
18 such families there, and I think, unless we can  
19 have concrete assurance that there is such a  
20 provision, is there room where eight people in a  
21 family or isn't there, I have yet to see it in the  
22 co-op, I believe through those means it's impossible  
23 to get apartments, how about the other new housing  
24 that is being built, will that be equipped to  
25 accommodate the eight or more people in these



1 families? If it won't, then these relocation  
2 figures are a dream for these 103 families.

3 Now, in addition, there are 130 families  
4 which have elderly heads of households, include  
5 older heads, include handicapped members of the  
6 family, which I believe make them ineligible for  
7 housing for the elderly. Where will they go? I  
8 know that elderly housing is going up, but is that  
9 housing already under a waiting list? In other  
10 words, are there already people waiting to get into  
11 that housing or relocation, waiting and there isn't  
12 a completed one for them, and when their time comes  
13 they will find there is none available for them?

14 I think we have to know that in order to have  
15 the assurance that the relocation facilities for  
16 these 130 elderly families will actually be there.

17 Now to the question of vacancies in the  
18 private housing market which Mr. Warrence assured  
19 us exists. I question whether or not the private  
20 housing market can play its role here. For ex-  
21 ample, a report of the Federal Housing Administration  
22 issued only last year called Analysis of the Newark,  
23 New Jersey, Housing Market, cited in the October  
24 1965 date the following: In the City of Newark  
25 there are twenty-five hundred and seventy-five,

1 quote, 2575 vacant units available for sale or  
2 rent at present, a net vacancy ratio of 1.9 per cent.  
3 That is a very low ratio, if I may interject my  
4 opinion, but many cities are low as this, and few-  
5 er than in 1963. In other words, in 1965 there  
6 are 3,000 fewer vacant private housing units than  
7 in 1960.

8 I will go on. Quote, the large scale demo-  
9 lition of housing units since 1960 and the attend-  
10 ing absorbtion of old low-rent units in the city  
11 by families displaced by demolition due to the  
12 decline of the housing stock of the city are re-  
13 flected in the tight tenant market, end quote.

14 That is page 20.

15 I question whether the private housing market  
16 is going to be in a position to share the burden  
17 of assuring these people in a way so as to provide  
18 decent, safe, and sanitary housing at comparable  
19 rentals.

20 Now, on the question of relocation payments  
21 which Mr. Warrence mentions are now, they are  
22 special payments and they are larger then ever,  
23 I wonder how people are informed of their rights.  
24 Does the Housing Authority actually make a  
25 door-to-door visit to each family and personally

1 inform them of their rights, or are they informed  
2 by a notice and asked to come in a central  
3 office--and we know that many people will not do  
4 this, they won't leave their home. In other words,  
5 I think experience has shown that many people move  
6 without getting these relocation payments, or  
7 getting the benefit of having an able professional  
8 staff which exists to serve them, and I wonder  
9 whether or not there too perhaps the procedure  
10 might be improved so that there might be more  
11 direct and immediate contact with the people to  
12 inform them of their rights.

13 Now, on the question of citizens' participation.  
14 I have personal knowledge that certain institutions  
15 and larger businesses in the area have been con-  
16 sulted as to their ideas and their needs in R-32,  
17 but what of small businesses? Has the Housing  
18 Authority contacted any of the small businesses  
19 prior to the preparation of the plan, grocers,  
20 small laundries, tavern owners? What of the tenants  
21 in small homes? I know of no tenant or small  
22 home-owning person, but they may exist, who has  
23 personally been consulted in advance as to their  
24 understanding of the plan or the nature of the  
25 relocation. In addition, I know of no union or

1 civil rights group that has been consulted on the  
2 re-use plan of R-32 since it was passed last  
3 spring, the original, the spring of 1965, by the  
4 City Council. Therefore, I question, or I raise  
5 the question that the citizens' participation in  
6 the plan is discriminatory in favor of large  
7 businesses, in favor of industries, and perhaps  
8 large realtors, and against small home owners,  
9 small businesses, and tenants who have not been  
10 brought into the redevelopment. The plan, there-  
11 fore, is a slightly rehashed version of the one  
12 which the City Council approved in 1965 over some  
13 strenuous objections.

14 Now, one of the things designed to overrule  
15 objections is that the block between Boyd and  
16 Livingston Streets from Seventeenth to Eighteenth  
17 Avenues will be used for public facilities, in  
18 other words, to permit the children from Hayes  
19 Homes to get to Eighteenth Avenue School. Does  
20 the Housing Authority have a contract or a firm  
21 understanding with any city agency that it will  
22 undertake the development of that for public  
23 facilities? It is in the capital budget that that  
24 block will be eventually torn down. Is there  
25 agreement anywhere how that will be used, or will

1 that block remain vacant for three or four years,  
2 or five years, if the city didn't want to develop  
3 it for public facilities and change its mind, and  
4 then General Electric says why don't we get it,  
5 we need it for a parking lot, which maybe they  
6 originally wanted it for, and then it will become  
7 a parking lot and not what is programmed here?

8 So I will ask the question of how firm a  
9 commitment do we have that that will be used for  
10 public facilities?

11 Now, there was an argument made that the new  
12 industries coming in would generate jobs for the  
13 community, and in the private discussions with  
14 members of the staff they said even for adjacent  
15 communities. They said that an effort would be  
16 made to bring in industries that would include  
17 unskilled or semi skilled labor, they would there-  
18 fore be able to draw on the people of Newark, and  
19 especially unskilled labor.

20 I don't know of many new industries that are  
21 doing that. From what I gather from management  
22 engineers, plants when they move or rebuild tend  
23 to be more efficient than not, or, at the most,  
24 to keep labor or to keep the plant stable, but,  
25 assuming that this argument is so, is the area in

1 the right orbit, or is it not quite possible when  
2 that plant comes in, whether that plant will bring  
3 their own people for any new jobs that are open.

4 I also raise the point that many jobs will be  
5 eliminated.

6 Do we know the net difference between the  
7 number of jobs that will be generated and the  
8 number of existing jobs in the area that will be  
9 displaced? Will there be a net gain or loss, Mr.  
10 Warrence, to the city?

11 I couldn't get that information from his  
12 presentation.

13 Now, there are numbers of people who are  
14 self-employed. They fix automobiles in the street.  
15 They jack up the car. They go to the junk yards  
16 and automobile junk yards nearby and get the parts  
17 and fix them. It's not a very sightly procedure,  
18 but it provides employment for many of these men  
19 who will be losing theirs, they are men depending  
20 on their neighbors. I raise the point then there  
21 may be an absolute loss of jobs for the community  
22 by this proposal, and essentially in the semi  
23 skilled and unskilled ranks, for years after it's  
24 been destroyed.

25 Now, I am finishing soon.

1           One of the points I would question is the  
2 fact that there is an industrial thrust or wedge  
3 to the south. In other words, the industrial  
4 re-use zone is rather narrower around the land be-  
5 ginning at Belmont and becomes, if I remember  
6 right, wider along Avon Avenue, except for  
7 commercial which is on Belmont and Avon. Now,  
8 this too presents a direct threat to the people  
9 living south of Avon, because there is nothing to  
10 prevent, in fact it would be quite logical in  
11 several years for you to say, well, we have got out  
12 this, have you down here, why don't we start now  
13 south of Avon and do the same thing, there will be  
14 neighbors, and the railroad is there, and so on.  
15 And so it doesn't particularly appeal to me in  
16 behalf of the area board, or to the people of the  
17 area board either, that this industrial thrust is  
18 coming toward them. We would much prefer too that  
19 industry was stopped, limited to within a block or  
20 two of the railroad, and that is where the streets  
21 are residential, and that perhaps--well, that  
22 would be one of the ways of preventing this.

23           Now, I also raise the question of the Fischer  
24 Baking Company building. What happened to it? A  
25 short while ago, I understand from the press, you

1        were prepared to pay perhaps three million dollars,  
2        which would bring here someone now for the build-  
3        ing that is willing, that would enable Fischer to  
4        relocate in the meadows, but Fischer is out of busi-  
5        ness now. What will happen to the building? Will  
6        you still pay three million dollars for it, and  
7        will you demolish it according to the plan? Now,  
8        why acquire it if they are out of business and they  
9        are not going to relocate? Maybe the existing  
10       building can be used for some other industry. Now,  
11       you may say the building is unsound, it should be  
12       torn down. If so, is it worth three million dol-  
13       lars? I question whether it's less sound than  
14       General Electric's building which is about as old.  
15       I would raise the point that perhaps Fischer Baking  
16       Company probably should be re-examined and esti-  
17       mates taken and maybe some new industrial use be  
18       developed there on the basis of existing plans.

19       Now, if you can fill the Fischer Baking plant,  
20       then I would be ready to go on to Eichert & Son and  
21       also what's-his-name, and take on Bond Baking  
22       Company, but I am not in favor of giving you a  
23       blank check for the whole area when you can't even  
24       support a bakery in the area, when they are going  
25       to move out, but they went back up to the figure,



1 to three million dollars. Maybe that had nothing  
2 to do with Urban Renewal, but I am sure that it  
3 had to do with the figure of three million dollars.

4 Now, the last point I would make is on the  
5 overall tendency of the Urban Renewal program of  
6 Newark, of which this seems to be, is a prime  
7 example, and that is the tendency of the program  
8 is to increase the deterioration of the property  
9 values of the City of Newark, the tendency is to  
10 drive, or, rather, to induce and encourage white  
11 families to move out and, by and large, keep the  
12 Negro families in.

13 Now, this is not necessarily your fault.  
14 The suburbs will still continue to absorb large  
15 numbers, and the substantial number essentially  
16 many of the whites, when moving do move out as this,  
17 because of this encouragement.

18 However, since 1960, according to your  
19 figures, about 1700 families have been displaced  
20 by urban renewal in R-6, R-38, R-45, R-62, and  
21 R-72, that 1700 families, of these 1700 roughly  
22 258 were white families, 1420 were Negro families,  
23 and perhaps some Puerto Ricans mixed in among  
24 the white families, 20 per cent of white families  
25 displaced moved out of Newark, according to your

1 own relocation statistics, only 5 per cent of the  
2 Negro families displaced moved out of Newark.  
3 Therefore, essentially what is happening is that  
4 people who are displaced by virtue of Urban Renew-  
5 al, the process is designed to increase the  
6 segregated nature of the city and not to increase  
7 its integrated nature.

8 For example, the housing on Somerset Street  
9 has not attracted white families, and I question  
10 whether this housing will either, unless there is  
11 some very strong inducement, and changes in the  
12 social climate, of course, to which the community  
13 will respond. So it seems to me then that any  
14 relocation program in connection with displacing  
15 1600 families, most of which are Negroes but there  
16 are some white families, will segregate the Negro  
17 in a way which will further heighten the segregated  
18 character of our city.

19 In addition to the 1700 families displaced  
20 since 1960, about one-third have moved, the census  
21 indicates, adjacent to or within their previous  
22 zone. The other two-thirds have moved a little  
23 further away. Now, that means that one-third of  
24 these families are now in a position to be further  
25 displaced. Further, another prospective is that

1 people in this area dispossessed from Hayes Homes  
2 relocate somewhere else and so forth, and we have  
3 a continual process of hardship and dislocations  
4 and so on. So I say here that there is a great  
5 deal to be decided before we plunge into a new  
6 program such as this of a very substantial displacement.  
7

8 To conclude, that, I respectfully request  
9 that, we defer action on this, you return it to  
10 your officials for re-examination, for an examination  
11 to the questions, and/or a redesigning of the plan  
12 to benefit the owner in addition to the city, and  
13 so that we have no secrets from the taxpayer and  
14 the people in that area, and tell them that indeed  
15 the community will benefit from it.

16 Thank you.

17 FATHER FINNEGAN: Any comments?

18 Yes, ma'am. May we have your name, please.

19 MISS JONES: Geneva Jones. I am a teacher at  
20 Eighteenth Avenue School, and, listening to, I  
21 was a little late, I heard the reference to that,  
22 and, Mr. Winters, I would like to make a little  
23 comment concerning the situations in the families  
24 that do exist in this particular neighborhood.

25 We have children coming from Livingston

1 the hilt. I can recite chapter and verse on that  
2 neighborhood from 1924 to this day. If and when  
3 the city goes through it should go through like a  
4 lightening rod.

5 FATHER FINNEGAN: Mr. Walker.

6 MR. WALKER: Where are you on Livingston  
7 Street?

8 MR. LEVY: Waverly Avenue, right down there,  
9 Eighteenth Avenue School.

10 MR. WALKER: Come in, either come in or call,  
11 and we will work out a time schedule, give you  
12 ample time.

13 FATHER FINNEGAN: Is there anyone else,  
14 please?

15 No further questions.

16 Mr. Danzig.

17 MR. DANZIG: Mr. Chairman, Mr. Winters had  
18 made an extensive study of our plan. We have met  
19 with Mr. Winters 10 these past five years. He  
20 very cleverly attacks the Relocation Plan and  
21 says, in effect, he doesn't want these people  
22 moved into Clinton Hill or Weequahic, he wants  
23 relocation to take place within the area. Now,  
24 we do not know how to do this in our Relocation  
25 Plan.

1           He pays no attention to the thousands of  
2 units that Mr. Warrence read out in the supple-  
3 mental report. Mr. Winters wants to state what he  
4 wants to state. He would like to fragment this  
5 area with a new plan so that housing wouldn't stand  
6 up and industry wouldn't stand up, so that there  
7 would be very little for industry and very little  
8 for housing and perpetuate the mixed uses which we  
9 say have continuously in our urban cities destroyed  
10 both the property values of the residential and  
11 didn't permit industry to expand.

12           He attacks the relocation plan. He takes the  
13 plan itself, he has taken it to where, he has  
14 taken it back on the old track of trying to per-  
15 petuate the slums and to the perfect plan, and then  
16 his next question would be: Now, there is Mrs.  
17 Jones. What is your precise plan for her relocation?  
18 And there is Mr. Smith. Precisely how much are  
19 you going to pay him for his house and when? And  
20 when are you going to do what?

21           Now, this is not the process of Urban Renewal.  
22 I will be very glad, Mr. Winters, to sit with you  
23 and go through all the questions you asked, be-  
24 cause it's not possible for me to remember all;  
25 but I remember you well, and I remember quite well

1 the context of your statement. You don't want  
2 anything done until perfection is reached before.

3 Well now, I would like to define the urban  
4 renewal process. It begins with blight. If there  
5 is no slum and blight we have no jurisdiction.  
6 This is a severely blighted area.

7 I don't know where you were some 50 years ago,  
8 but I lived on Livingston Street, and the direc-  
9 tory will show you that I lived at 103 Lillie  
10 Street, and I went to Eighteenth Avenue School  
11 when it was a wooden building in the rear of the  
12 present structures there are there now; and it was  
13 a slum then, and it's worse now.

14 Slum by the definition of such standards is  
15 neglect; and we can't answer some of the questions  
16 that you pose, and you deliberately posed them,  
17 knowing full well that we can't answer them yet.

18 We are at the very beginning of this project,  
19 which should have been torn down three years ago  
20 if it had not been for the court action you took.  
21 You say through, all the way through the state  
22 courts up to the United States Supreme Court, and  
23 I don't know that you have a law degree and can  
24 say what the Supreme Court decided or didn't  
25 decide.

1 And so I want to submit in a general way  
2 what Urban Renewal is designed to do, gentlemen,  
3 and ladies and gentlemen of the audience. Where-  
4 ever and whenever this agency finds a slum, by  
5 definition a place unfit for human habitation, and  
6 it cannot be rehabilitated economically, it has to  
7 go. That is our function under the law. We would  
8 not be true to our trust if we didn't undertake  
9 to clear out these slums and blighted areas. They  
10 are degrading to people.

11 And now the Jewish people lived in that area,  
12 and preceding them the German people lived in that  
13 area, and both traveled south by west into Clinton  
14 Hill, Weequahic, and then on out into the suburbs.  
15 And I pray and trust to God that the Negro people  
16 who now are found in this area will flourish and  
17 prosper as did the Germans and Jews, and move south  
18 by west, the only place they can move. *why?*

19 And it seems to me, and I told you this  
20 before privately, that you are not interested in  
21 people getting out of slums unless there is a  
22 perfect plan, unless you know precisely who is  
23 going to move next door to you or me. And I can  
24 tell you I don't care who is moving alongside of  
25 me, and I have Negro neighbors. I have no

1 objection to them. I have no objection to any  
2 human being.

3 This whole program is designed to uplift the  
4 conditions of the people housing-wise, school-wise,  
5 recreation-wise, and culturally and esthetically  
6 and all other-wise. And we have a population that  
7 needs Urban Renewal. And one can see what we have  
8 done in the Third Ward, breathed life into the  
9 area.

10 And Mr. Winters further talks about the  
11 vacant land. For the first time in the City of  
12 Newark even vacant land is like a breath of fresh  
13 air in our community as against the slums and the  
14 deprivation and the degradation of the population  
15 that was forced to live in these slums and blight-  
16 ed areas.

17 The rats, as the school teacher tells you,  
18 the lack of the ability of the children to study,  
19 to learn how to read and write, because our whole  
20 system of education is based on home work.

21 And, Mr. Winters, you would do better to  
22 listen and not to write. How can a child do his  
23 home work if he doesn't live in a home? These are  
24 not homes. I was a child in that area, and there  
25 were four children in one bedroom, a cold water flat, <sup>and I</sup>



1 was retarded. I didn't know which end was up  
2 when I was a kid. Home work? I didn't have at  
3 home a corner in which to do home work, and so it  
4 is with all these youngsters. And then we complain  
5 they can't read and write. They will never be  
6 able to read and write as long as they have this  
7 kind of an environment.

8 Our job under law is to clear these areas,  
9 to undertake rehabilitation where rehabilitation is  
10 possible.

11 And Mr. Winters goes farther afield and talks  
12 about R-38. There was a public hearing here in  
13 this very room last week, and people in R-38 came  
14 out. They selected the 10 per cent additional  
15 demolition through their citizens' participation  
16 group, of course they did, and they approved the  
17 plan whereby we have already torn down 20 per cent,  
18 and they now want an additional 10 per cent torn  
19 down in order to stand up the neighborhood for  
20 another 10 or 20 or 30 years.

21 We are fully conversant with what can be done  
22 by way of rehabilitation and what cannot be done.  
23 There is hardly a way to stand up frame  
24 construction. And this lady says her house is  
25 over 100 years old. Sure, it can be done, but

1 then when they are finished you have to get a  
2 millionaire to live in it.

3 We don't know how to do some of the things  
4 you ask questions about. I am glad you said that  
5 we cooperated with you, collaborated with you in  
6 giving you information. We have no fears about the  
7 information that is available to the general public  
8 in our shop. We care very little about who gets  
9 it and what they do with it. We are not ashamed  
10 of it. We are doing a job in our town. All over  
11 this town there is physical and visible evidence  
12 of our handiwork. And no one can gainsay that  
13 wherever we have come into an area it has been  
14 improved, even though we still have some vacant  
15 land.

16 Now, if we have a redeveloper he accuses us  
17 of private dealings. If we don't have a redeveloper  
18 he wants assurance that we will have a private  
19 redeveloper. We don't know how to satisfy people  
20 like Mr. Winters, because he is not here to be  
21 satisfied, he is here to disrupt.

22 And I am constrained to speak this way, Mr.  
23 Chairman, and ladies and gentlemen. The only  
24 project that he didn't work on was his own project  
25 in the Newark Collages area. He didn't object to

1 that. He works there. He likes it. Why doesn't  
2 he get up and tell us how the conditions have  
3 improved in the Newark College of Engineering  
4 since we put our hand to it? And why not ask the  
5 people in public housing how they like it as  
6 against where they came from and what they lived  
7 in?

8 It's very easy to criticize, and we are de-  
9 lighted sometimes that we are aroused, Mr. Chair-  
10 man, and ladies and gentlemen, and I don't mind  
11 being aroused because it gives us an opportunity  
12 to strut our stuff, as the saying goes. We are  
13 a very proud organization. We like to talk to  
14 people who are willing to listen; and while we  
15 talk he writes. I don't think this is reasonable  
16 on the part of citizens who live in the community  
17 with whom we would like to participate in  
18 producing a much better, a more livable community.

19 Mr. Winters does not come in to assist us.  
20 He comes in to resist us. We would welcome Mr.  
21 Winter's talent, on an impartial basis. And  
22 wouldn't we be idiotic not to? If he had a better  
23 idea than we had, we would take Mr. Winter's idea.  
24 And I welcome you into that shop any time at your  
25 convenience.

And now that you have complained about not holding night meetings, and it is getting on to be night now, and I am prepared to stay for as long as you or anybody else wants, so if you have a talent that is positive and affirmative, please come in and let us rub some minds instead of beginning to become abrasive, you and I.

I don't like to do this, single out an individual, but I am constrained to in the light of past performances on your part, sir.

I think this is a wonderful plan. I think unless we pump industry into this community--one of the things Mr. Winters neglected to tell you is the rate of unemployment in this general area, and you can't have employment unless we pump industry in.

And, Mr. Chairman, I want to tell you something about the empty plants in town. They are all obsolete. People want one-story stuff, and the stuff that is empty, you know, is two- and three-story stuff, and they just can't get production out and compete, and that is why, one of the basic reasons why industry is leaving our town.

Now, sure, Mr. Winters pointed out the

1 General Electric, and I think you will agree that we  
2 have already accounted for their expansion. We can  
3 answer all the questions that Mr. Winters raises, but  
4 he asks so many of them that I am going to ask of you,  
5 Mr. Chairman, that you designate me to talk with Mr.  
6 Winters, and any recommendations that are practical  
7 that we can introduce into plans and anything that we  
8 can do to beef up our operation that are realistic and  
9 practical I will be very glad to meet with you, Mr.  
10 Winters, at your convenience, and I don't want you to  
11 think I have taken off on you for personal reasons.  
12 I admire your spirit.

13 Mr. Chairman, members of the Board, and, Mr.  
14 Winters, I would be willing to stay and listen and  
15 understand what he has to say myself, but if he would  
16 take this academic, scholastic portion of the work,  
17 statistics, put it into words and phrases, referring  
18 to those pages without quoting, and would on all  
19 those pages put it into a layman's talk that 90 per  
20 cent would better understand, I think they would all  
21 say: Goodby, Mr. Winters; please don't come back  
22 again.

23 REV. MAPSON: Mr. Chairman, my name is Mapson,  
24 minister of the Mt. Calvary Baptist Church in Newark.

25 I want to say, first of all, that I have

1 small children, and they are fine friends, a few  
2 of them are between Madison and Clinton, between  
3 18th Street and down between Bergen Street, Clinton  
4 and Avon Avenue, there are one-family houses that  
5 would rent to large families.

6 FATHER FINNEGAN: Yes, Mr. Winters.

7 MR. WINTERS: Mr. Danzig has done me the  
8 honor of singling me out in a really unprecedented  
9 way, and I think I must have said something right  
10 to have deserved that honor, but I want to make  
11 clear, to be sure that he understands, that this is  
12 a public hearing, and one comes not to resist or  
13 to assist but to ask questions and get information  
14 and to make opinions known, and this is our right  
15 under the law.

16 I want to state categorically that I deny the  
17 allegation, more than the allegation, the statement  
18 that my purpose is to perpetuate slums, and anyone  
19 who knows my record in this city well knows that  
20 I have applied as much pressure to the housing and  
21 building inspection questions as I sometimes have  
22 to this august agency, and they really are the ones  
23 who are responsible so far as this is concerned.  
24 I am not blaming your agency for those slums or  
25 conditions that have grown, and let the people take

1 their blame there, but I certainly sympathize with  
2 the landlords and business people who speak here  
3 today and the people who work in my area, and I  
4 have no question at this time, I made that clear  
5 in the beginning of my statement, for conditions  
6 there. I am merely raising questions about an  
7 operation which may reach, before it is finished  
8 there, over forty million dollars.

9 Now, that's a lot of money, and I think we are  
10 entitled to some concrete answers to some pertinent  
11 questions.

12 I also want to state for the record that Mr.  
13 Danzig, as he said, he could not at this time, I  
14 do not blame him, but he did not answer a single  
15 one of my questions, and I am prepared to meet with  
16 him at any convenient time, and I assume that if  
17 these objections have substance and are valid you  
18 weigh them in your deliberations.

19 As for children doing home work and all of  
20 these other points, I don't see the relevancy of  
21 that to this particular proposal.

22 And I want to make clear that I deny categori-  
23 cally any desire to exclude the people from this  
24 area from moving into Clinton Hill and Weequahic,  
25 and that I had any power to prevent. People will

1 move where they want to move, as they have always  
2 done, and will continue to do, and, in fact, on my  
3 own street, my own particular street, Shanley Ave-  
4 nue, it's a lot better there today with three white  
5 families than in 1950 when I moved there, there  
6 were three colored families out of all the families,  
7 it's a lot better condition today, and I hope that  
8 it will long remain so. So I deny these intima-  
9 tions, and I am flattered by the fact I have been  
10 singled out more than any person in coming here,  
11 but I want him to make clear as to whether it was  
12 the success of my arguments being met.

13 FATHER PINNEGAN: Mr. Rosenberg.

14 MR. ROSENBERG: I would like to ask you, Mr.  
15 Winters, a question. I would like to ask you, Mr.  
16 Winters, one or two direct questions, and it re-  
17 lates to the credibility of your position.

18 The City of Newark has had over the years a  
19 tremendous program of public housing, slum clear-  
20 ance, and now in recent years urban renewal pro-  
21 grams.

22 Have you ever in any fashion, public or  
23 private, indicated approval for any one of those  
24 various programs? Have you ever made any public  
25 indication that you approved of the concept of



1           slum clearance and urban renewal?

2           In my experience in listening to you on a  
3           number of occasions I have only heard you pose  
4           criticisms, but I have never heard you indicate,  
5           on the other hand, that there is some merit to the  
6           concept of demolishing slum areas and blighted  
7           areas and replacing them with public housing or  
8           urban renewal, and I, for one, am paying careful  
9           heed to your docket of criticism.

10           I would also want to be sort of reassured  
11           that your concern for the public weal is matched  
12           by some expression, public expression, of the fact  
13           that perhaps somewhere, in some isolated place in  
14           the City of Newark, the establishment of the Pub-  
15           lic Housing Authority or Urban Renewal has done  
16           some good, in your personal opinion.

17           MR. DANZIG: Mr. Chairman, I want to say to  
18           Mr. Stanley Winters that he has posed some ques-  
19           tions to which we can give reasonably practical  
20           and logical answers. He has asked other questions  
21           where there is a possibility that we might beef up  
22           our performance, and that is why I recognized him,  
23           singled him out, and suggested that we meet, and  
24           then concluded by saying we would be sheer idiots  
25           if we got a recommendation that was an improvement

1 over ours, we would be sheer idiots not to recog-  
2 nize it and take it, regardless of whether it  
3 comes from Mr. Winters, that lady, or this gentle-  
4 man, or whomever.

5 So I take it, Mr. Winters, you and I have an  
6 appointment. O.K.?

7 FATHER PINNEGAN: Miss Jones.

8 MISS JONES: I just would like to know,  
9 directing my question through you, Mr. Chairman,  
10 I would like to know if Mr. Winters is interested  
11 in that particular area too, or if he is repre-  
12 senting someone here in that particular group. I  
13 wasn't here when he started. I would like to know.

14 FATHER PINNEGAN: Mr. Winters had best answer  
15 that himself, I believe.

16 MR. WINTERS: Yes, sir. I stated at the out-  
17 set I represent the Redevelopment Committee of  
18 Area Board Three.

19 MR. DANZIG: And Area Board Three is con-  
20 cerned, in other words, it begins at Avon Avenue  
21 but it runs to Elizabeth Avenue, but it's very  
22 much concerned with this neighborhood. Mr. Winters  
23 is a citizen. He has a right.

24 MR. WINTERS: As a taxpayer of this city I  
25 also have an interest in this area. I own no  
property there.



1 FATHER PINNEGAN: Yes, ma'am.

2 MISS DAWKINS: My name is Molly Dawkins. I  
3 live on Fabyan Place, and I am in Area Board Three.

4 I think a lot of points Mr. Winters made here  
5 are very valid and should be considered. Maybe  
6 the Housing Authority has done a very good job,  
7 but lots of times people don't look into things.  
8 I am working in this area, I mean, and I think a  
9 lot of things such as, well, a large interest is  
10 going to swallow up the small businessman and so  
11 forth should be considered, and I think, because  
12 people here maybe have not looked into that as  
13 much as Mr. Winters cannot know as much as Mr.  
14 Winters, but I think there are good reasons, but  
15 certainly just on face value, from what little you  
16 know when you haven't looked into it as much as he  
17 has, we shouldn't be so eager to look against him  
18 or what he has done here, I think, you know, he  
19 has done a job, and not take what you see, the  
20 children come to school and all this, and I mean  
21 there is more to it than that, and you should look  
22 right into it before you jump, condemn Mr. Winters.

23 MISS JONES: Well, Mr. Chairman, I think only  
24 really when you are living within the same environ-  
25 ment, or you are within the same environment

-52  
54  
55  
-57

